

030.0

0002

0021.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

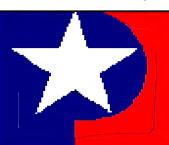
Total Card / Total Parcel
861,900 / 861,900

USE VALUE:

861,900 / 861,900

ASSESSED:

861,900 / 861,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		BATES RD, ARLINGTON

OWNERSHIP

Owner 1:	TAYLOR LAURA ANN	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 81 BATES RD

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	CARVALHO JEFFREY A/LAURA A -
Owner 2:	-

Street 1: 81 BATES RD

Twn/Cty: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 5,966 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1464 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5966		Sq. Ft.	Site		0	80.	1.00	1									479,184						479,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5966.000	375,500	7,200	479,200	861,900		20765
Total Card	0.137	375,500	7,200	479,200	861,900	Entered Lot Size	GIS Ref
Total Parcel	0.137	375,500	7,200	479,200	861,900	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	588.73	/Parcel: 588.7	Land Unit Type:	Insp Date
							08/19/17

PREVIOUS ASSESSMENT

Parcel ID 030.0-0002-0021.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	375,600	7200	5,966.	479,200	862,000	862,000 Year End Roll
2019	101	FV	285,800	7300	5,966.	509,100	802,200	802,200 Year End Roll
2018	101	FV	285,800	7300	5,966.	371,400	664,500	664,500 Year End Roll
2017	101	FV	289,000	6500	5,966.	323,400	618,900	618,900 Year End Roll
2016	101	FV	289,000	6500	5,966.	275,500	571,000	571,000 Year End
2015	101	FV	281,800	6500	5,966.	269,500	557,800	557,800 Year End Roll
2014	101	FV	281,800	6500	5,966.	221,600	509,900	509,900 Year End Roll
2013	101	FV	281,800	6500	5,966.	210,800	499,100	499,100

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARVALHO JEFFRE	1374-79		9/10/2009	Family		1	No	No	
LILLIS EDWARD D	1281-198		3/19/2004		460,000	No	No		
	332-93		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2018	1721	Heat App	16,490	C				
8/28/2018	1238	Addition	255,100					rear addit+reno 1&
10/30/2015	1680	Re-Roof	13,640					
9/23/2011	1179	Addition	25,000					DEMO 4X5 ADDITION
6/14/2004	504	Redo Kit	20,000	C		G6	GR FY06	
3/11/2003	154	Siding	7,200					VINYL

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
5/3/2012	Info Fm Prmt	BR	B Rossignol
4/17/2009	Measured	372	PATRIOT
3/25/2005	Permit Visit	BR	B Rossignol
7/18/2004	MLS	MM	Mary M
3/11/2004	External Ins	BR	B Rossignol
2/23/2000	Measured	263	PATRIOT
10/1/1981		MM	Mary M
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:	
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:															
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE	View / Desir:	OTHER FEATURES				RESIDENTIAL GRID										
Kits: 1 Rating: Good	A Kits:	Fpl: 1 Rating: Average	WSFlue:	Floor:	% Own:	Name:	1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower		
Location:	Total Units:																	
Const Mod:	Lump Sum Adj:	CONDOS INFORMATION				Totals	RMS: 6	BRs: 3	Baths: 1	HB: 1								
Grade: C+ - Average (+)	Year Blt: 1939	Eff Yr Blt:	Alt LUC:	Alt %:	Phys Cond: GV - Good-VG	Functional:	Economic:	Special:	Override:	Exterior:	No Unit	RMS	BRs	FL	REMODELING			
Jurisdct: G13	Fact: .									Interior:	1	6	3		RES BREAKDOWN			
										Additions:								
										Kitchen: 2004								
										Baths:								
										Plumbing:								
										Electric:								
										Heating:								
										General:								
										Totals	1	6	3					
INTERIOR INFORMATION				DEPRECIATION														
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	Total: 10.8	%											
Bsmnt Flr: 12 - Concrete	Subfloor:																	
Bsmnt Gar:																		
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	# Heat Sys: 1	% Heated: 100	% AC: 50											
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS								PARCEL ID 030.0-0002-0021.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	11X20	A	GD	1939	26.36	T	30	101			4,100		4,100	
22	Wood Deck	D	Y	1	16X17	G	GD	2011	12.10	T	4.8	101			3,100		3,100	
More: N	Total Yard Items:	7,200	Total Special Features:						Total:						7,200			
IMAGE 																		